

# Condominium Association Biennial Registration

## Department of Commerce & Consumer Affairs



All information provided is public information  
(Online application created on May 22, 2015)

### 1. Project Registration Information

Project Registration Number:  
1618

Name of Condominium Project:  
UNIVERSITY PLAZA

Project Street Address:  
931 UNIVERSITY AVE

Total # Units:  
51

Expiration of bond on file with Commission:  
02/01/2016

NOTE: If no information is printed in the "Expiration of bond on file with Commission" field, the AOUC has previously applied for a fidelity bond exemption (all fidelity bond exemptions expire at the conclusion of the biennial registration period). Question #5 of this application allows the AOUC to select a fidelity bond exemption.

### Association Information

#### 2. Officers & direct contact

##### 2a. AOUC Officers: (public information)

President:  
Savio, Peter

V. President:

Secretary:  
Miller, Mary

Treasurer:  
Lee, Calvin

**2b. Direct Contact Officer:**

Title:  
President

Last Name:  
Savio

First Name:  
Peter

Officer's Mailing Address(public):  
1451 S. King Street, #504  
Honolulu, HI 96814

Day Phone:  
808-951-8976

Public Email:  
peters@hihltd.com

**3. Notices & Authorization**

**3a. Person to receive correspondence/contact from Commission:**

This Individual will receive notices to update fidelity bond coverage, as well as correspondence from the Commission.

Title:  
Property Manager

Last Name:  
Garvida

First Name:  
Maria Victoria

Officer's Mailing Address(public):  
1150 S. King Street, Suite 1101  
Honolulu, HI 96814

Day Phone:  
808-593-2902

Public Email:  
vickyg@hawaii.rr.com

**3b. Individual responsible for implementing access policy for service of process.**

Name Primary:  
Maria Victoria Garvida

Title:  
Property Manager

Telephone:  
808-258-9844

Name Alternate:  
Gavin Shiraishi

Title:  
VP/Property Manager

Telephone:  
808-593-2902

Pursuant to HRS § 514B-106.5, please identify the individual designated to provide reasonable access to persons authorized to serve civil process, in compliance with Hawaii Revised Statutes Chapter 634.

#### 4. AOUO Management Status

##### **Managed by Condominium Managing Agent**

Management Company:  
CEN PAC PROPERTIES INC

Officer's Mailing Address(public):  
1150 S KING STREET, SUITE 1101  
HONOLULU, HI 96814

Day Phone:  
808-593-2902

**Public Email:**

#### 5. Bond Information

**Fidelity Bond Exemption:** An AOUO that is unable to obtain a fidelity bond may seek approval for a bond exemption from the Commission (HRS §514A-95.1(a)(1)). Select which type of exemption the AOUO is requesting. The AOUO may submit only ONE type of bond exemption if the AOUO meets all the conditions and terms stated on the application. An additional \$50 nonrefundable bond exemption application fee will be added to the total amount due. If the bond exemption is denied, then the AOUO must submit evidence of current fidelity bonding no later than the June 30, 2015 registration deadline. All fidelity bond exemptions expire at the conclusion of the biennial registration period, shall be reapplied for each biennial registration period, and shall be submitted at least 30 days prior to the biennial registration deadline.

No Exemption Requested

#### Fee & Assessment

6. Owner occupancy:

Percentage of residential use units in the project which are owner-occupied  
63.0%

7. Annual operating budget:

Did the AOUC board of directors adopt an annual operating budget?  
Yes

8. Reserves:

(see [Instructions \(instructions.html\)](#))

8. Is the AOUC funding a minimum of fifty percent of the estimated replacement reserves OR funding one hundred percent of the estimated replacement reserves when using a cash flow plan?  
Yes

If yes, what is the percent funded?  
50.0%

Other information

9. AOUC Educational Materials

Does your AOUC maintain and make available for owner-review during reasonable hours a reference binder containing the Hawaii Condominium Bulletin, Board of Directors Guides, Real Estate Commission brochures, HRS Chapters 514A and 514B, HAR Chapter 107, copies of the declaration, bylaws, house rules, and any amendments?  
Yes

If yes, where are the materials kept?  
Managing Agent Office

10. Adoption

Has the AOUC amended the declaration, bylaws, condominium map or other constituent documents to adopt the provisions of HRS Chapter 514B?  
No

11. Mediation/Arbitration

Has the AOUC utilized mediation or arbitration to resolve condominium disputes within the past two years?

No

## 12. Internet Access

Does the AOUO have a separate email account?

No

Does the AOUO maintain an internet website?

No

### CERTIFICATION OF CONDOMINIUM ASSOCIATION OFFICER, DEVELOPER, 100% SOLE OWNER or MANAGING AGENT WITH DELEGATION OF DUTY TO REGISTER

For the Period of July 1, 2015 - June 30, 2017

1. I have read and understand the Instructions.
2. I certify that this application is complete as required, and is accompanied by the required documents and fees.
3. I certify that I am authorized to sign this certification on behalf of this condominium association, that the information provided is true and correct, and that there are no material omissions. *(It is unlawful for any AOUO, its officers, board, or agents to file with the Commission any information that is false or contains a material misstatement of fact (HRS §514A-134 and 514B-99.3). Any violation is a misdemeanor.)*
4. I certify that any changes to the required information provided in questions one (1) through five (5) of the registration application information, as required by HRS §514B-103(a)(1), shall be reported to the Real Estate Commission, in writing, within 10 days of the date of change. I further certify that the condominium association shall continue to update all other information during the biennial registration period as required by statute and provide updated information as requested by the Real Estate Commission. Also, written notification shall be provided to the Real Estate Commission at least 30 days prior to cancellation, termination, or a material change to the information provided in the evidence of fidelity bond coverage.
5. I certify that this condominium association does maintain continuous fidelity bond coverage in compliance with HRS §514B-143(a)(3), and that evidence of fidelity bonding or bond exemption shall be filed with the Real Estate Commission throughout this entire registration period. This condominium association acknowledges that its registration shall be automatically terminated for failure to provide the Real Estate Commission with evidence of continuous fidelity bond coverage (if applicable) through June 30, 2017.
6. This condominium association has received sufficient notice that if it fails to submit a completed registration application and fails to maintain continuous fidelity bond coverage or an approved fidelity bond exemption, it shall not have standing to maintain any action or proceeding in the courts of this State until it properly registers (HRS §514B-103(b)).

**Name of Association Officer, Developer, 100% Sole Owner, or  
Managing Agent with Delegation of Duty to Register Completing this Application:**

**Maria Victoria Garvida**

- **Managing Agent with Delegation of Duty to Register**  
**(/static/pdf/aouo\_delegation\_of\_duty.pdf)**

Name of Condominium Project: ☐ UNIVERSITY PLAZA  
Reg.....593.....\$60.00  
CETF.....906.....\$10.00 x 51 = \$510.00  
**Total Amount Due for Registration = \$570.00**

Payment Method: CREDIT\_CARD  
Received On: May 22, 2015  
Contact Email: vickyg@hawaii.rr.com

## Condominium Association Biennial Registration

Real Estate Branch, Association Registration, DCCA  
335 Merchant Street, Room 333 • Honolulu, HI 96813  
Phone: 808-586-2643 • Email: hirec@dcca.hawaii.gov (mailto:hirec@dcca.hawaii.gov)

Accessibility (<http://portal.ehawaii.gov/accessibility.html>) |  
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**JULY 1, 2015 - JUNE 30, 2017  
CONDOMINIUM ASSOCIATION BIENNIAL  
REGISTRATION APPLICATION**

**FOR OFFICE USE ONLY**

593 01672549 13- 7/13/15

60.00

**ALL INFORMATION PROVIDED  
IS PUBLIC INFORMATION**

**BIENNIAL REGISTRATION DEADLINE: Monday, June 1, 2015  
(Bond exemption reapplication deadline: Thursday, April 30, 2015)**

1. Project registration number: **1618**

Name of condominium project: **UNIVERSITY PLAZA - RESIDENTIAL**

Project street address (required): **931 UNIVERSITY AVE HONOLULU HI 96826**

Total # units: **51**

Expiration of bond on file with Commission: **2/1/2016**

NOTE: If no information is printed in the "Expiration of bond on file with Commission" field, the AOOU has previously applied for a fidelity bond exemption (all fidelity bond exemptions expire at the conclusion of the biennial registration period). Question #5 of this application allows the AOOU to select a fidelity bond exemption.

2. a. List the names of the officers of the association (*all information provided is public information*)

President (required): Dave Barber

Vice President (optional): Lani Capua

Secretary (required): Lani Capua

Treasurer (required): Terri Follante

b. Designated officer (from section 2a) for direct contact (required):

Title: President Name: Dave Barber

Mailing address (public): 2626 Kuilei Street, #R

City: Honolulu State: HI Zip: 96826 Day Phone: (808) 943-1171

Public Email (optional): \_\_\_\_\_

NOTE: Contact name of individual, public phone number and public mailing address where a unit owner and the owner's authorized agents may be able to obtain the documents, records, and information required to be provided to a unit owner and the owner's authorized agents pursuant to HRS §§ 514B-152 -154.5.

3. a. Person to receive AOOU correspondence & calls from Commission (required):

This Individual will receive notices to update fidelity bond coverage, as well as correspondence from the Commission.

Title: Management Executive Name: Sherwin Gasmen

Mailing Address: 711 Kapiolani Blvd., Suite 700

City: Honolulu State: HI Zip: 96813 Day Phone: (808) 593-6312

Public Email (optional): \_\_\_\_\_

Reg .....	593 .....	\$60	\$ 60
CETF .....	906 .....	\$ 10 x51	\$540
Service Fee .....	BCF .....	\$25	
Bond Exemption ..	593 .....	\$50	
TOTAL DUE			\$570 <u>460</u>

- b. Pursuant to HRS § 514B-106.5, please identify the individual designated to provide reasonable access to persons authorized to serve civil process, in compliance with Hawaii Revised Statutes Chapter 634.

Name Primary: Dave Barber Title President Telephone: (808) 943-1171

Name Alternate: Sherwin Gasmen Title Management Executive Telephone: (808) 593-6312

4. Management status (required): (check ONE only and fill in corresponding info)

☐ Self-managed by Association of Unit Owners (see Instructions)

Public Email: \_\_\_\_\_  
(Optional)

Title: \_\_\_\_\_ Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Day Phone: \_\_\_\_\_

☒ Managed by Condominium Managing Agent (see Instructions)

Public Email: \_\_\_\_\_  
(Optional)

Management Company: Hawaiiana Management Company, Ltd.

Mailing Address: 711 Kapiolani Blvd., Suite 700

City: Honolulu State: HI Zip: 96813 Day Phone: (808) 593-9100

5. a. Evidence of Fidelity Bond (required) (Between sections 5a and 5b CHECK ONE ONLY; see Question #1 for preprinted expiration date of bond on file with the Commission)

☒ No evidence of fidelity bond is attached because bond on file in Question #1 expires AFTER June 30, 2015.

☐ Completed CSI form or certificate of insurance form is attached because bond on file in Question #1 expires ON OR BEFORE June 30, 2015, or evidence of current fidelity bonding is NOT on file with the Commission.

- b. Bond Exemption (If applying for a bond exemption, select ONE of the following exemptions. A corresponding bond exemption form on page B-2, B-3, or B-4 must be completed as part of the application process). An additional \$50 bond exemption application fee must be added to the preprinted total due on page A-1.

☐ **Sole Owner:** Where all condominium units are owned by a sole individual, sole corporation, sole partnership, sole Limited Liability Corporation ("LLC"), or sole Limited Liability Partnership ("LLP").

☐ **20 or Fewer Units:** Where the condominium project contains 20 or fewer units.

☐ **100% Commercial Use:** Where all condominium units are 100% commercial use.

6. Owner occupancy: Percentage of residential use units in the project which are owner-occupied: 38 %

7. Annual operating budget: Did the AOUO board of directors adopt an annual operating budget? ☒ Yes ☐ No

Pursuant to HRS § 514B-106 (c), within 30 days after adoption of any proposed budget for the association, the board shall make available a copy of the budget to all unit owners and shall notify each unit owner that the owner may request a copy of the budget and to whom that request shall be made.

8. Reserve studies and replacement reserves: (see Instructions)

For the current fiscal year, is the AOUO collecting a minimum of fifty percent of the estimated replacement reserves OR funding one hundred percent of the estimated replacement reserves when using a cash flow plan? ☒ Yes ☐ No

If yes, what is the percent funded?: 100 %

9. Does your AOUO maintain and make available for owner-review during reasonable hours a reference binder containing the Board of Directors Guides, Real Estate Commission brochures, HRS Chapters 514A and 514B, HAR Chapter 107, copies of the declaration, bylaws, house rules and any amendments? ☒ Yes ☐ No

If yes, where are the materials kept?: Hawaiiana Management Company, Ltd.

10. Has the AOUO amended the declaration, bylaws, condominium map or other constituent documents to adopt the provisions of HRS Chapter 514B? ☐ Yes ☒ No



11. Has the AOOU utilized mediation or arbitration to resolve condominium disputes within the last two years? ☐ Yes ☒ No

If yes, how many times?      Mediation: \_\_\_\_\_ Arbitration: \_\_\_\_\_

12. a. Does the AOOU have a separate email account? ☐ Yes ☒ No

What is the association's **public** email address? (optional) \_\_\_\_\_

b. Does the AOOU maintain an internet website? ☐ Yes ☒ No

What is the **public** website address? (optional) \_\_\_\_\_

RECEIVED  
PVI  
REAL ESTATE BRANCH  
15 JUN 22 PM 2:46  
DEPT OF COMMERCE  
& CONSUMER AFFAIRS  
STATE OF HAWAII

**CERTIFICATION OF CONDOMINIUM ASSOCIATION OFFICER, DEVELOPER, 100% SOLE OWNER, OR  
MANAGING AGENT WITH DELEGATION OF DUTY TO REGISTER**


**For the period July 1, 2015 – June 30, 2017**

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3. I certify that I am authorized to sign this certification on behalf of this condominium association, that the information provided is true and correct, and that there are no material omissions. (It is unlawful for any AOUC, its officers, board, or agents to file with the Commission any information that is false or contains a material misstatement of fact (HRS §§ 514A-134 and 514B-99.3). Any violation is a misdemeanor.
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RECEIVED  
PVL  
REAL ESTATE BRANCH

15 JUN 22 PM 2:46

DEPT OF COMMERCE  
& CONSUMER AFFAIRS  
STATE OF HAWAII

  
Signature of Association Officer, Developer, 100% Sole Owner, or Managing Agent  
(Original signature or stamp preferred, however facsimile or photocopied signatures are accepted)

**SHERWIN GASMEN**

Print Name

6/15/15

Date

**UNIVERSITY PLAZA-RESIDENTIAL**

Print Name of Condominium Association (Managing Agent include CMA Name)

CHECK ONE ONLY: ☐ President ☐ Vice-President ☐ Secretary ☐ Treasurer  
☐ Developer or Developer's Agent registering for unorganized association  
☐ 100% Sole Owner of Condominium Project  
☒ Managing Agent with Delegation of Duty to Register

Mail or deliver all fees & documents to: Real Estate Branch, AOUC Registration, 335 Merchant St., Rm. 333, Honolulu, HI 96813

If you need assistance: call (808) 586-2643 to speak to a condominium registration clerk.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.